

HARRISBURG PLANNING COMMISSION

REGULAR MEETING

July 1, 2015 (WEDNESDAY)

REV. DR. MARTIN LUTHER KING, JR.

CITY GOVERNMENT CENTER

PUBLIC SAFETY AUDITORIUM, ROOM 213

AGENDA

CALL TO ORDER: 6:30 PM

MINUTES: June 3, 2015 meeting

OLD BUSINESS

- 1 **Special Exception for 655 Seneca Street**, zoned Industrial (IND), filed by David Peffley, Sr., to expand a non-conforming residential use in the Industrial zone. Per Section 7-305.7, residential dwellings are not permitted within the IND zone. Section 7-321.4(b) of the Zoning Code allows for the extension of a nonconforming building or use through the granting of a Special Exception request by the Zoning Hearing Board.
- 2 **Variance and Special Exception for 1347 Vernon Street**, zoned Residential Medium-Density (RM), filed by Yonis Mercedes, to open a tobacco shop on the property. Per Section 7-305.7, retail stores are not permitted in the RM Zone. Per Section 7-327.6, one off-street space is required for every 200 square feet of gross floor area, and one off-street space is required for each employee.
- 3 **Variance and Special Exception for 2426 Ellerslie Street**, zoned Residential Medium-Density (RM), filed by Eric Peel of Skynet, to construct 220 multi-family units on the historic John Elder homestead at 2426 Ellerslie Street. Per Section 7-305.7, multi-family housing can be built by Special Exception in the RM zone. Per Section 7-307.3, the minimum square footage per dwelling unit is 1,500 square feet in the RM zone.

NEW BUSINESS

- 1 **Preliminary/Final Subdivision Plan for 555 Walnut Street**, zoned Downtown Center (DC), filed by the Pennsylvania Economic Development Financing Authority, to subdivide their current approximately 98,000 square foot lot and transfer an approximately 4,700 square foot portion to the 5 North Fifth Street Corporation.
- 2 **Special Exception for 125, 123, and 121 North 18th Street**, zoned Residential Medium-Density (RM), filed by Fern Wilcox of Daystar, to add 6 beds to their

residential treatment facility and a waiver of associated off-street parking requirements. Per Section 7-305.7 of the Zoning Code, Supportive Housing Facilities are not permitted by-right. Section 7-321.4(b) of the Zoning Code allows for the extension of a nonconforming building or use through the granting of a Special Exception request by the Zoning Hearing Board.

- 3 **Variance for 1719 Walnut Street**, zoned Residential Medium-Density (RM), filed by Melvin Watson, to allow a retail store to operate. Per Section 7-305.7 of the Zoning Code, retail stores are not permitted within the RM zone.
- 4 **Special Exception and Variance for 1810 Swatara Street, zoned Residential Medium-Density (RM)**, filed by Sui Liang Phie, to add an additional unit to the existing single-family home. Per Section 7-305.7, multi-family dwellings are permitted by Special Exception. Per Section 7-309.2(v), single-family dwellings may be converted to multi-family dwellings provided there is a minimum of 2,500 square feet in the existing dwelling unit.
- 5 **Variance and Special Exception for 211 North Front Street**, zoned Riverfront (RF), filed by Mike Kosick of PHFA, to exceed the height limit and the side yard setback requirements for their addition as well as to waive associated off-street parking requirements. Per Section 7-370.3 of the Zoning Code, the building height maximum is 45 feet and the minimum side yard setback is 10 feet.
- 6 **Preliminary/Final Land Development Plan for 211 North Front Street**, zoned Riverfront (RF), filed by Mike Kosick of PHFA, to add an approximately 45,000 square foot addition to their PHFA offices and renovate the Hickok Mansion as well as consolidate 211 North Front Street, 201 North Front Street, and 108 Locust Street.
- 7 **Zoning Amendment**, filed by James Spatz of the Harrisburg Planning Bureau, to change the public notification requirement for Special Exceptions and Variances under Section 7-323.5 of the Zoning Code.

OTHER BUSINESS

- 1 Update on the Comprehensive Plan process.

ADJOURNMENT